

100,000-336,000 SF

CLASS A INDUSTRIAL DEVELOPMENT

FOR LEASE

3513 UNION ST, NORTH CHILI, NY 14514



RAIL SERVICE
AVAILABLE



EASY ACCESS
TO I-490



CEILING HEIGHT:
36' BTS



All images are renderings by Scannell that the
Industrial Center is expected to resemble.

 **STANDARD BROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

 **BENCHMARK
REALTY ADVISORS**

BENCHMARK REALTY ADVISORS
4 North Main Street
Pittsford, NY 14534
benchmarkra.com

 **SCANNELL
PROPERTIES**

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PROPERTY OVERVIEW

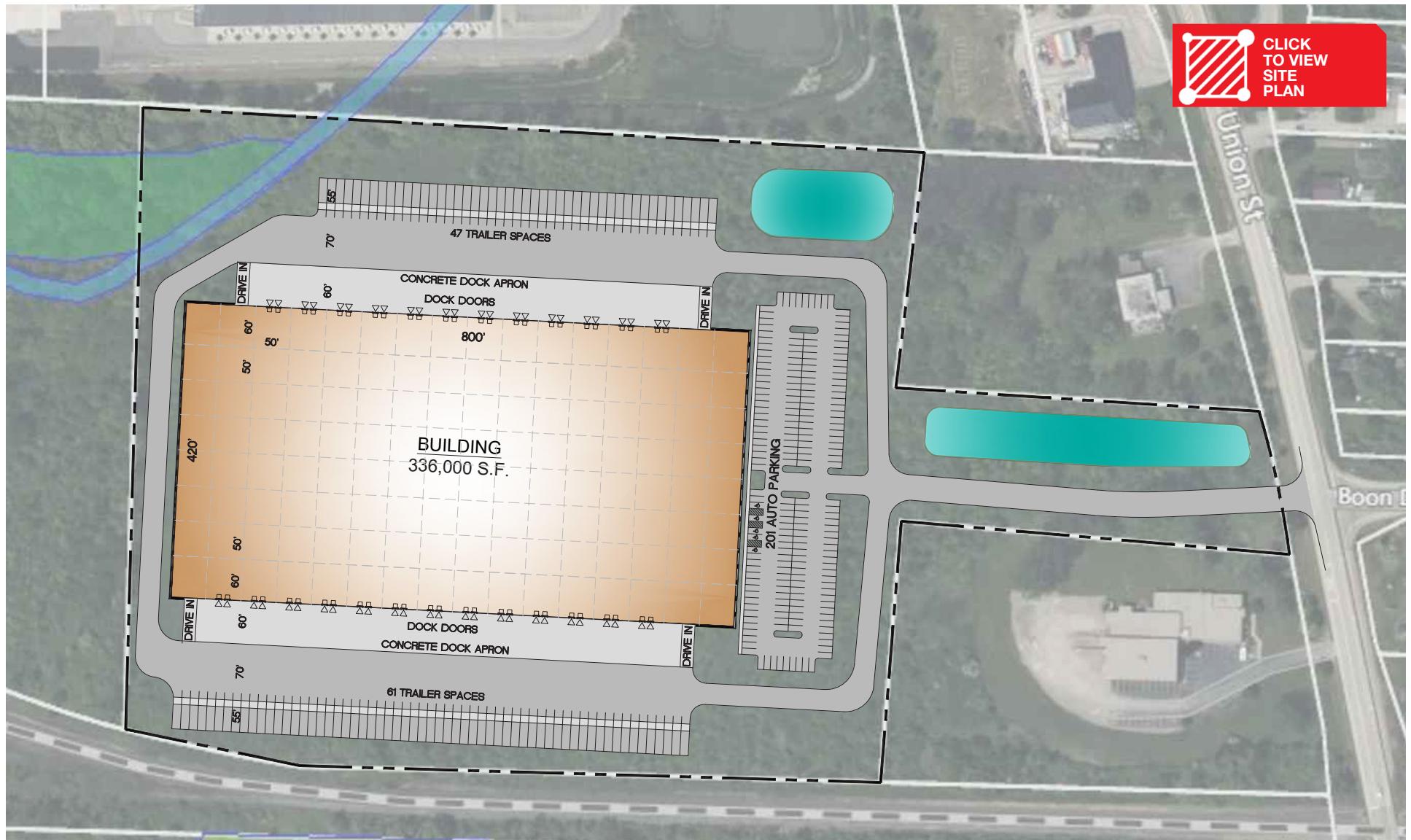
Build to suit construction opportunity with flexibility on building size and configuration. Site is located on Union Road immediately off the I-490 Expressway approximately 10 miles west of Rochester and 75 miles east of Buffalo via the I-90 thruway. The site is direction adjacent to the 600,000 SF newly constructed C&M Forwarding distribution hub and across the street from a FedEx distribution center.

Construction	Tilt Up Concrete
Roof	TPO
Size	100,00-336,000 SF
Lot Size	24.88 Acres
Delivery	Built to Suit
Lease Rate	Contact Broker
Loading	48 Docks & 4 Drive-In Doors
Ceiling Height	36' BTS
Columns	50'x50' Typical, 50'x60' Speed Bay at Docks
Parking	201 Auto & 108 Trailer
Rail Served	Yes



Floor Slab	6"	Zoning	General Industrial District – Town of Chili
Lighting	BTS	Utilities (Gas & Electric)	Rochester Gas & Electric
Electrical	3,000 Amp	Water	Municipal
Sprinkler	ESFR	Septic	Municipal

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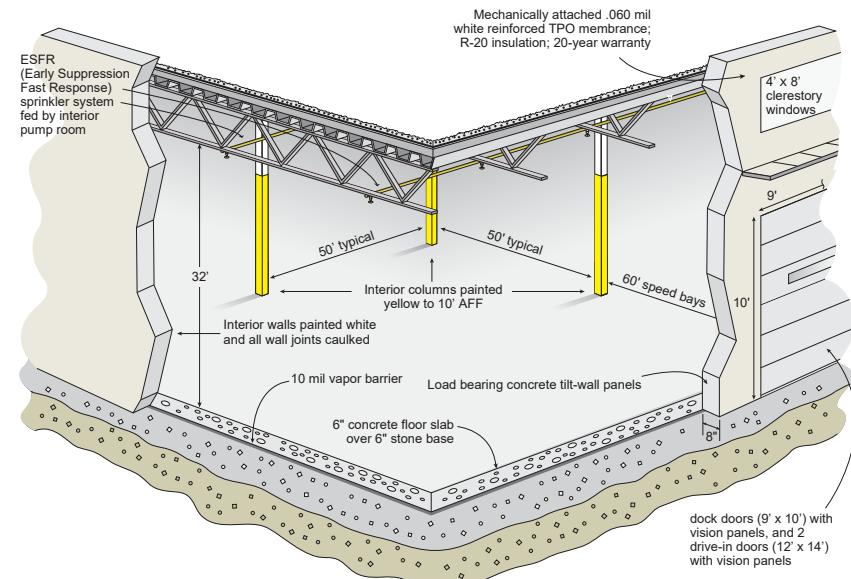


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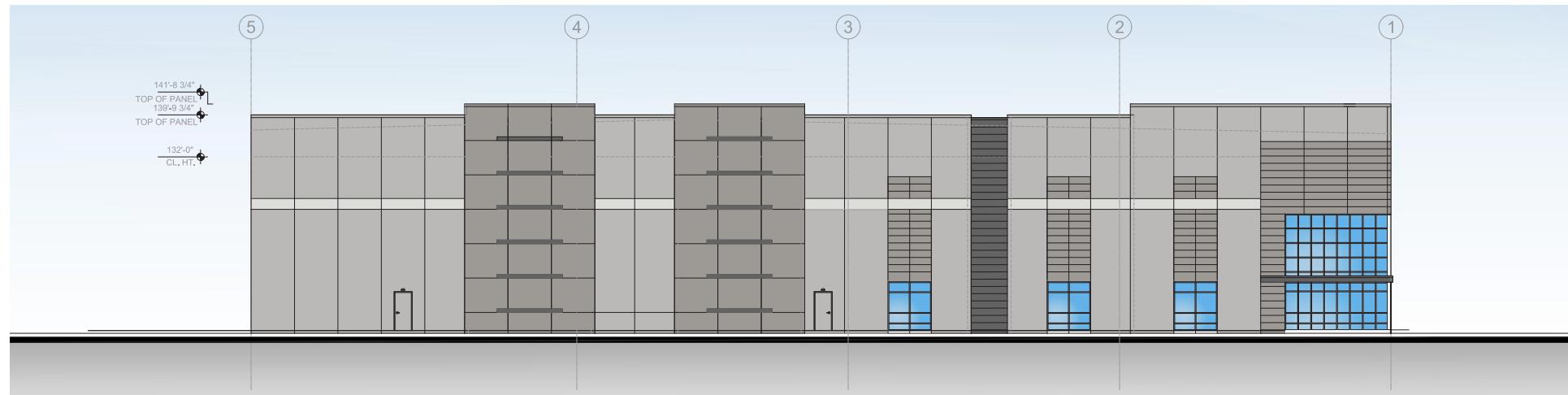
CONSTRUCTION

Experience You Can Trust

3513 Union Street is being developed by Scannell Properties. Scannell is a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, they have developed more than 150 million square feet, with an annual development volume of more than \$5 billion.

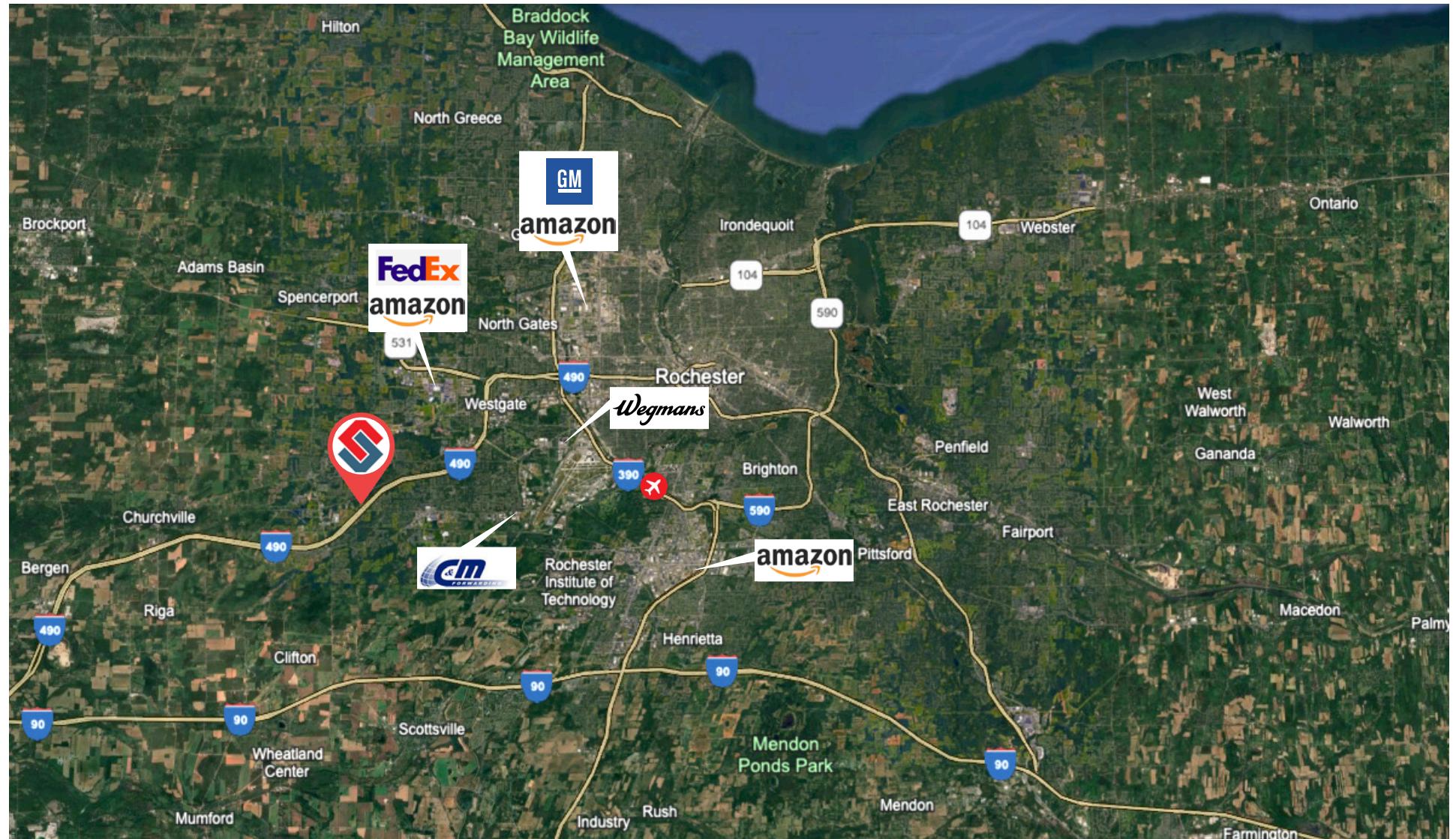


EXAMPLE SIDE ELEVATION



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REGIONAL DISTRIBUTORS



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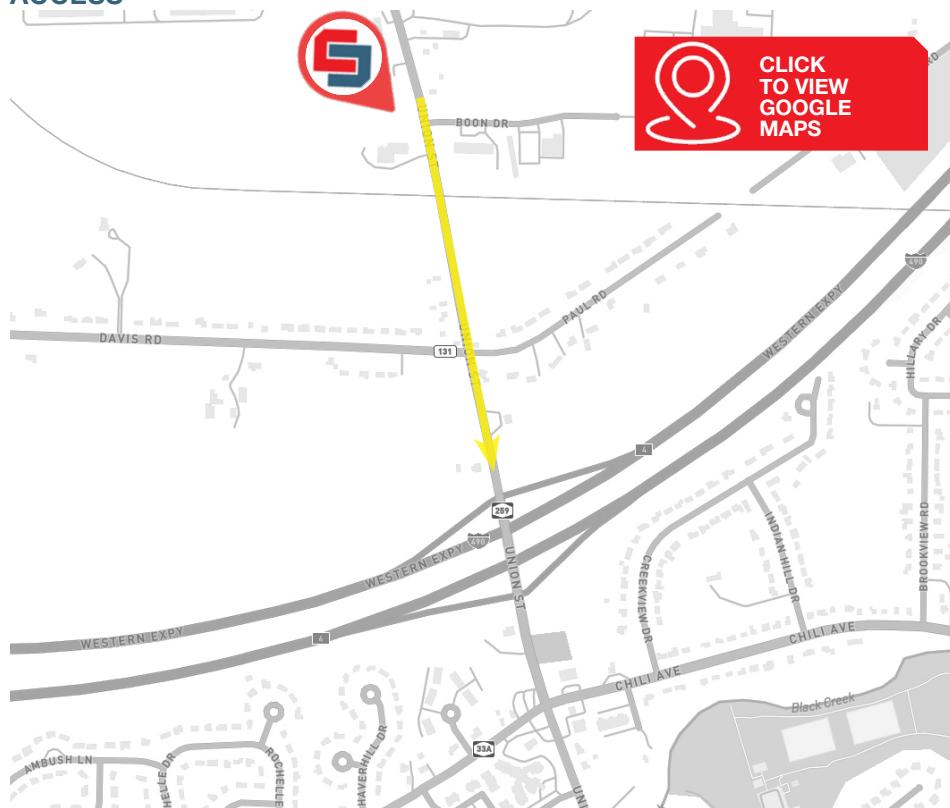
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ACCESS



Downtown Rochester

±13 miles

Rochester Airport

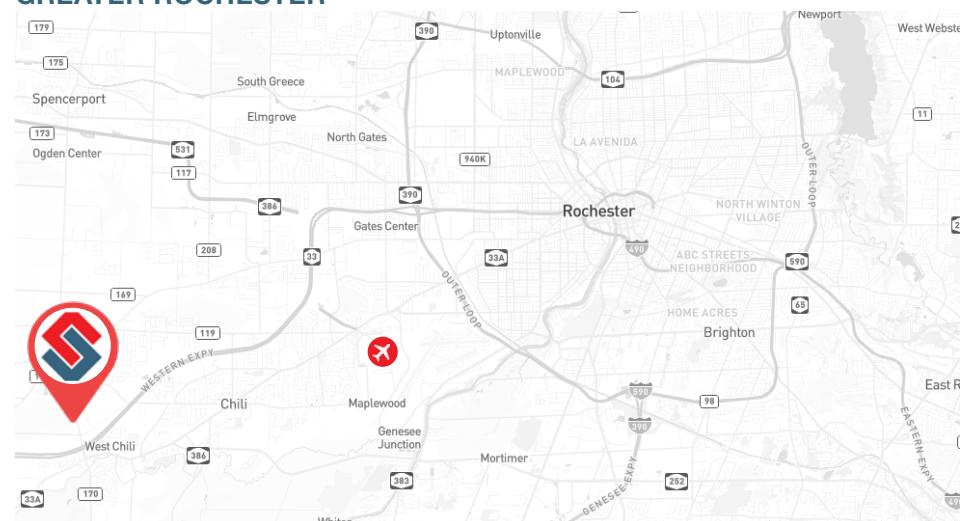
±10 miles

I-490 (Exit 4)

Under 0.5 miles

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

GREATER ROCHESTER



4 HOUR DRIVE TIME



ABOUT THE BROKERS



TYLER CULBERSON, SIOR

President & Principal Broker
Standard Brokerage Company
M (518) 857-0586
O (518) 618-0590, ext. 402
E tculberson@standardbrokerageco.com



DANIEL SLOTE, SIOR

Associate Real Estate Broker
Standard Brokerage Company
M (518) 322-9752
O (518) 618-0590, ext. 404
E dslove@standardbrokerageco.com



SHAUN MCDONNELL

Licensed Real Estate Salesperson
Standard Brokerage Company
M (203) 209-5095
O (518) 618-0590, ext. 403
E smcdonnell@standardbrokerageco.com



ADAM ROONEY

Commercial Real Estate Broker
Benchmark Realty Advisors
M (585) 489-9512
O (585) 250-7175, ext. 1
E adam@benchmarkra.com

